**GOVERNMENT OF TELANGANA**
**ABSTRACT**

Metropolitan Area & Urban Development Department - HMDA - Change of land use from Agriculture/ Conservation to Residential use zone in Sy No. 324/P, of Raja Bollaram Village, Medchal Mandal, Medchal-Malkajgiri District, (excluding the area affected in canal portion and buffer area) to a net extent of 95,346.95 Sq. Mts - Confirmation of Draft Variation – Notification – Issued.

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**METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT**

**G.O.Ms.No. 87** **Dated: 05-03-2026**

**Read the following:-**

1. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No.027202/MED/CLU/U6/HMDA/22082019,dt:12.07.2023.
2. Govt.Letter No.10455/Plg.I(1)/2023, dated:23.08.2024.
3. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No.027202/MED/ CLU/U6/HMDA/22082019, dated:20.11.2024.
4. Minutes of the CLU Committee meeting held on 11.06.2025.
5. Govt.Letter No.11474/Plg.I(1)/2023, dated:09.07.2025
6. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No.027202/MED/CLU/U6/HMDA/22082019,dt:01.08.2025.
7. Govt.Memo.No.10455/Plg.I(1)/2023, dated:30.08.2025.
8. From Metropolitan Commissioner, HMDA, Hyderabad,Letter.No: 027202/MED/CLU/U6/HMDA/022082019,Dt:14.10.2025.
9. Govt.Letter No.11474/Plg.I(1)/2023, dated:15.11.2025.
10. From Metropolitan Commissioner, HMDA, Hyderabad,Letter.No: 027202/MED/CLU/U6/HMDA/022082019, Dt:17.02.2026.

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**ORDER:**

The draft variation to the land use envisaged in the notified Master Plan Metropolitan Development Plan (MDP)-2031 approved by the Government vide G.O.Ms.No.33 MA&UD, dt:24.01.2013, issued in Government Memo 7th read above, was published in the extraordinary issue of the Telangana Gazette No.163-G, Dt. 10-09-2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has remitted Conversion / Change of Land Use Charges of 1,43,02,042/- (Rupees One Crore Forty-Three Lakhs Two Thousand and Forty-Two Only) vide Chalan No.1647, Dt:06.01.2026. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (1) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan Metropolitan Development Plan (MDP)-2031 approved by the Government vide G.O.Ms.No.33 MA&UD, dt:24.01.2013, as required by sub-section (1) of the said section.

P.T.O

**DRAFT VARIATION**

The site in Sy No. 324/P, of Raja Bollaram Village, Medchal Mandal, Medchal-Malkajgiri District, (excluding the area affected in canal portion and buffer area) to a net extent of 95,346.95 Sq. Mts which is presently earmarked for Conservation use zone, as per the notified Metropolitan Development Plan-2031 approved by the Government Vide G.O.Ms.No.33 MA & UD Dept, dt: 24.01.2013, is now designated as Residential use zone **subject to the following conditions:**

1. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07.04.2012.
2. The applicant shall handover buffer area and water body affected area to the local body for free of cost at the time of obtaining Development permissions.
3. The applicant shall not disturb the natural position of NALA's if any.
4. The applicant shall obtain prior permission from HMDA before undertaking any Development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
6. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
7. CLU shall not be used as proof of any title of the Land.
8. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
9. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
10. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
11. The applicant shall comply the conditions of Irrigation and Revenue departments.

**SCHEDULE OF BOUNDARIES**

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|---|---|---|
| North | : | Sy.No.324/1 of Rajbollaram Village. |
| East | : | reserved forest and Sy.No.324/1 of Rajbollaram Village |
| West | : | Sy.No.157 to 177 of Rajbollaram Village. |
| South | : | Proposed 18 mts wide Master Plan Road. |

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**JAYESH RANJAN**
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**
The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Medchal-Malkajgiri District.
Sc/Sf.

**//FORWARDED BY ORDER//**

**SECTION OFFICER**